

**Notice to be Posted by County
of Delinquent Property Tax
Settlement or Deferral**

UCA §59-2-1347
Form PT-034
PT-034.ai Rev. 1/00

Property Owner Information

Property owner name

CHARLIE REYNOLDS JR (DECEASED)

Property owner address

144 31st St

City

OGDEN,

State

UTAH

Zip

84401

Property Information

Parcel, serial, or account number

04-061-0033

Type of property

PRIMARY RESIDENTIAL

Location or address

144 31st St OGDEN UT 84401

Legal description (including acreage)

SEE ATTACHED

Settlement or Deferral Information

Total property value

FROM 2016 VAL NTC

\$ 58,014

Total interest, penalties, and taxes due

\$ 4,380.65

Amount paid

\$ 0

Amount abated

\$ 0

Amount deferred

\$ 4,380.65

Comments

SEE ATTACHED

County Approval

This property tax settlement/deferral has been approved by the county legislative body of:

_____ County on _____, _____.

Signature

Signature

Signature



WEBER COUNTY

59-2-1377
END STATEMENT

WEBER COUNTY RECORDER/SURVEYOR

04 061 0033 pg: 1

DESCRIPTION OF PROPERTY SERIAL NUMBER 04 - 061 - 0033 TAXING UNIT

OWNER REYNOLDS JR, CHARLIE PO BOX 1721 25
OGDEN UT
844021721

DESCRIPTION OF PROPERTY 2001 R/P ACRES; .0946 Changed 01-feb-2001

THE EAST 1/2 OF LOT 21, THE WEST 19 FEET OF LOT 20, BLOCK 3,
CENTRAL PARK ANNEX, OGDEN CITY, WEBER COUNTY, UTAH.

TOGETHER WITH RIGHTS-OF-WAY OVER A JOINT DRIVEWAY LYING
BETWEEN THE ABOVE DESCRIBED PROPERTY AND A CERTAIN PROPERTY
ADJOINING THE SAME ON THE EAST.

EXCEPTING THEREFROM: A PARCEL OF LAND IN FEE FOR THE
RECONSTRUCTION OF 31ST STREET, KNOWN AS PROJECT NUMBER 0204
AND NUMBER 0079, BEING PART OF AN ENTIRE TRACT OF PROPERTY
SITUATE IN PART OF LOTS 20 AND 21, BLOCK 3, CENTRAL PARK
ANNEX, A SUBDIVISION IN THE SOUTHEAST QUARTER SOUTHWEST
QUARTER OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND
ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF
SAID ENTIRE TRACT, WHICH POINT IS 3.811 METERS (12.50 FEET)
WEST ALONG THE LOT LINE FROM THE SOUTHEAST CORNER OF SAID LOT
21 (NOTE: SAID POINT OF BEGINNING IS 115.100 METERS
(377.62 FEET) EAST ALONG THE MONUMENT LINE IN 31ST STREET AND
12.193 METERS (40.00 FEET) NORTH FROM AN OGDEN CITY MONUMENT
AT THE INTERSECTION OF 31ST STREET AND WALL AVENUE; AND
RUNNING THENCE NORTH 2.706 METERS (8.88 FEET) ALONG THE
WEST BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT WHICH
IS 10.650 METERS (34.94 FEET) PERPENDICULARLY DISTANT
NORTHERLY FROM THE CENTERLINE OF 31ST STREET OF SAID PROJECT
AT ENGINEER STATION 9+123.383; THENCE EAST 9.606 METERS
(31.51 FEET) PARALLEL TO SAID CENTERLINE TO THE EAST BOUNDARY
LINE OF SAID ENTIRE TRACT; THENCE SOUTH 2.706 METERS (8.88
FEET) ALONG THE EAST BOUNDARY LINE OF SAID ENTIRE TRACT TO
THE SOUTHEAST CORNER OF SAID ENTIRE TRACT; THENCE WEST 9.606
METERS (31.51 FEET) ALONG THE SOUTH BOUNDARY LINE OF SAID
ENTIRE TRACT TO THE POINT OF BEGINNING.

(E#1749636 2114-308)

COMMENTS;

*This description may not accurately reflect your ownership and is for tax purposes only. A careful
examination of your deeds and/or having an accurate survey of your ownership may be necessary.*

Application for Settlement or Deferral of Delinquent Property Tax

UCA §59-2-1109 & 1347
Form PT-33
PT-033-1.ai Rev. 11/00

This form should be used in conjunction with Form PT-33A "Agreement of Lien Holder For Deferral or Settlement of Delinquent Taxes". One Form PT-33A should be attached for each lien holder. A deferral may not be granted without the written consent of the holder of any mortgage or trust deed outstanding on the property.

Property Owner Information

Property owner name CHARLIE REYNOLDS JR (DECEASED)	Filing in BEHALF OF SON, ALVIN	Home phone number NONE	Work phone number NONE
Property owner address 144 31st St		City OGDEN	State UTAH
		Zip 84401	

Property Information

Parcel, serial, or account number 04-061-0033	Type of property (e.g., commercial, primary residential, etc.) PRIMARY RESIDENTIAL
Location or address 144 31st St	
Legal description (including acreage) EAST 1/2 OF LOT 21, WEST 19 FEET OF LOT 20, BLOCK 3 CENTRAL PARK ANNEX, OGDEN CITY, WARDEN COUNTY, UTAH. (SEE EXCEPTION FOR 31st STREET RECONSTRUCTION.) LOT IS 4,121 SQ FT	

Property Value and Tax Information

Year(s) of Delinquency (May go back five years)	Taxes	Penalty	Interest	Total
2010	528.25	152.00	309.17	1,009.23
2011	508.68	1.66	171.69	699.55
2012	0.19	0.00	0.06	0.25
2013	434.76	10.87	105.97	551.60
2014	500.85	346.45	145.74	1,014.22
2015	494.82	0.00	36.54	531.36
2016	552.97	13.82	15.65	582.44
Total	3,020.52	498.11	785.42	\$ 4,380.65

Current year market value of property (Attach copy of most recent valuation/tax notice)	\$ 58,014
Amount received from home owner/mobile home owner (circuit breaker) tax credits	\$ 0
Amount owner offers in settlement (Attach proposed payment schedule)	\$ 0
Amount to be deferred	\$ 4,380.65

I/we have exhausted efforts to obtain funds to pay the delinquent taxes. I/we have contacted the lending institutions and other potential sources of funds, such as friends and relatives, identified below:

- ONLY KNOWN, LIVING RELATIVE (NEPHEW) IN PRISON.**
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Attach the following:

- Owner's statement of circumstances and request for relief.
- Most recent valuation/tax notice.
- Proposed payment schedule.
- Financial Summary (back of this form)
- Copies of last 5 years' filings with I.R.S.
- Form PT-33A, "Agreement of Lien Holder for Deferral or Settlement of Delinquent Taxes".
- Other documentation as required.

Signature

I certify to the best of my knowledge and understanding, that this information is true, correct, and complete.

Signature of property owner(s) X	Date
X	

⊗ Direct charges (TAX SALE FEES, WEED ERADICATION)

Financial Summary

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Income From Previous Five Years

Sources of Income	Year: 2016	Year:	Year:	Year:	Year:
Salary	\$ —	\$	\$	\$	\$
Social security *	—				
Dividends and interest					
Real estate income					
PENSION Business income	12,288				
Any assets transferred to relatives	—				
Total	\$ 12,288	\$	\$	\$	\$

Current Year Assets		Current Year Liabilities	
Bank accounts and cash on hand		Notes payable to banks, relatives and others	
Name of institution	Amount	Description	Monthly Pymt
Amherst First	\$ 1,000.00	UTILITIES	\$ 300.-
		FOOD	250.-
		OTHER	300.-
Cash on hand			
Total	\$ 1,000.00	Total	\$ 850.-
Other real estate (exclude subject property)		Real estate mortgage payable	
Parcel no./acreage/description	Market Value	Lender/type/maturity/property identification	Monthly Pymt
	\$ —		\$ —
Total	\$ —	Total	\$ —
Stocks, bonds and securities		Unpaid medical expenses	
Description	Market Value	Medical facility/patient/illness	Monthly Pymt
	\$ —		\$ —
Total	\$ —	Total	\$ —
Other assets (vehicles, accounts receivable, etc.)		Other debts (credit cards, utility payments, etc.)	
Description	Market Value	Description	Monthly Pymt
	\$ —	SEE ABOVE	\$
Total	\$ —	Total	\$
Total Assets	\$	Total Liabilities	\$ 850.-

* may receive soc sec in sept of 2017. (Approx \$350.00)

Parcel Number 04-061-0033
144 31st Street
Ogden, Utah 84401

Owner of property is Charlie Reynolds, Jr. who is now deceased.
Alvin Reynolds, Charlie's son, is currently living in home.
Alvin is of limited mental capacity.
Charlie told Alvin that the property was his so that he would always have a place to live.
The house is in terrible condition and would possibly be condemned by City or Health Department.
Alvin's only income is a small monthly pension.
The only known living relative is a nephew, now serving time in state prison.

Weber Human Services has a case worker for Alvin and has tried to get him to probate the property to get it into his name. Alvin doesn't understand and is very stubborn stating that his dad told him he could stay in the home. The case worker, Shantel Clark (801 625-3664), has tried to have the state step in and declare Alvin incompetent but they say he is in that "grey area" and will not intervene. They have tried to get him into other housing but Alvin refuses and Shantel worries that if they forced him into an apartment, he would more than likely return to his home. Even if he did stay in an apartment, they worry he would be evicted after a short while.

Sarah at Utah Coalition (801 393-4153) helps to manage Alvin's money by making sure he meets his monthly obligations but says there is not much more that they can do and his money barely covers basic living expenses.

Alvin is a veteran but doesn't want anything to do with the veteran's administration so no help is being received there.

The state department of Human Resources had filed a \$90,000 lien on the property to cover medical expenses for Charlie and was in the process of foreclosing on the lien after Charlie died. When they examined the home they determined that it would be more of a liability and released any interest they had in the property. (per Andrew Cushing, attorney with Human Services 801 536-8336)

Alvin's nephew, Toya Jeff Reynolds, was living in the home at one time and even tried to get the home into his name. The court awarded Toya ownership of the property but it later rescinded the decision and ordered the home to go back to the original ownership. The decision was based on Toya's drug convictions and possible abuse of Alvin. Toya is now in State Prison.

If the county were to sell the property at a tax sale, Alvin would most likely be homeless and might become a worry to the new owner since Alvin would not fully understand and try to remain in the home. He has made the statement that his father told him that he could stay in the home and the only way he would leave is to have the police drag him out. Alvin is not a violent person but wants to stay in his home.

There have been a few small payments made towards property taxes over the last few years but not enough to cover the full amount. If the property was in Alvin's name, he would more than likely not have to pay any tax with the tax relief programs we have because of his limited income but the program requires the home to be in the applicant's name.

We feel that, for these reasons, and using State Code 59-2-1347, we would like to defer the taxes at this time to allow Alvin to remain in his home. We will continue to work with Weber Human Services to see if we can't get him to probate the property and allow us to offer tax relief. Human Services is also readdressing the issue with the State to see about Alvin's mental capacity.